

**TOWN OF ROCKY HILL
GOVERNMENT OPERATIONS COMMITTEE
AND BOE FACILITIES COMMITTEE
SPECIAL JOINT MEETING OF MARCH 31, 2014**

Present: Chairwoman Nadine Bell (Gov. Ops.), and Councilor Tim Moriarty (Gov.Ops.). Chairman Brian Dillon (BOE Facilities Cmte.) and Jennifer Allison (BOE Facilities Cmte.). Also present were: Barbara Gilbert (Town Manager), John Mehr (Finance Director), Jim Sollmi (Director of Public Works), Mike Sorano (Friar Associates), Adam Palmer (Friar Associates), Ken Biega (O & G Industries, Inc.), Lorel Purcell (O & G Industries, Inc.), Lisa Zerio (Director of Parks and Recreation & Custodial Services), Superintendent Dr. Mark Zito (Entered at 6:02 p.m.), Mayor Henry Vasel, Jessica Dumas (Executive Assistant to Town Manager), Bryan Addy (Chairman of Public Buildings Commission), Todd Marchand (Vice Chairman of Public Buildings Commission), Chris Ford (Public Buildings Commission), Frank Morse (Chairman of BOE), Various Councilors and Various Residents of R.H.

Absent: Councilor Guy Drapeau (Gov.Ops.) and Rene (Skip) Rivard (BOE Facilities Cmte.).

I. CALL TO ORDER

Chairwoman Nadine Bell called the Government Operations Committee special meeting to order at 6:01 p.m. in the Council Chambers, Town Hall, 761 Old Main Street, Rocky Hill, CT.

Chairman Brian Dillon called the BOE Facilities Committee special meeting to order at 6:02 p.m. in the Council Chambers, Town Hall, 761 Old Main Street, Rocky Hill, CT.

II. PLEDGE OF ALLEGIANCE

Chairwoman Nadine Bell asked everyone to please stand for the Pledge of Allegiance.

III. MOMENT OF SILENCE

Chairwoman Nadine Bell asked everyone to please remain standing for a Moment of Silence.

IV. NEW BUSINESS

A. Discussion and Possible Action – RHHS Renovate as New Project

Chairwoman Nadine Bell said they were having this special joint meeting this evening to get an update on the Rocky Hill High School (RHHS) Renovate as New Project. She asked Ken Biega

to come to the podium. Ken Biega said they were going to talk about the estimate because he thinks this is the most important thing. They were going to talk about where they are, where they will need to go and what options there are out there.

Ken Biega said a DD estimate had been done back in December 2013, if not earlier. For the DD estimate, the Architect developed his documents and a price was given to have this work done. A working drawing estimate was then done of the construction documents. These drawings that they are going to go out to bid with are up at the State. He explained that the estimators don't go back to refer to the old estimate when they do an estimate but they take this as a separate project and they look at this with "fresh eyes". They just do the takeoff. This estimate will then be compared to the DD estimate. He said they saw a huge difference in the numbers when they had done this. There is a big spread between the CD and the DD. The first thing they do in a case like this is they go back to see if they missed something or if they have mistakes. O & G Industries, Inc. did a quick check of this. They then sent this on to Friar Associates for them to look at it and then they needed to sit down with them to talk to find out why. He said they also go back to get additional estimates because they get a lot of these prices from consultants, from other subconsultants and they also price things out in-house. They will get additional numbers to verify in order to make sure that a mistake wasn't made. He told them that they would honestly love to find a mistake so that this project could be brought closer back to their budget. They went through all of these stages. O & G Industries, Inc. had met with Friar Associates and with their consultants.

Ken Biega said the next step is that they look to see what they need to do to bring this closer back to their budget. They look at value engineering (VE). These are items that they possibly can make changes to. They also look at alternates. The VE will give them the same thing to meet their ed specs but at a lesser cost. The alternates will allow them to bid a project and they can buy something if they have money available (i.e. for a type of flooring or for a storage room, etc.). He said they can bid the project, the bids will come in and then they will see where it goes from there. He told everyone that they are at the VE stage and at the alternates' stage. A list has been made and he told them that they want to bring this to them because they need their input now as to what the next steps will be in order to have this project moved forward.

Ken Biega asked Lorel Purcell to hand the estimate (draft) out and he told everyone that he would walk them through this. Lorel Purcell handed this out to everyone.

Councilor Tim Moriarty asked if this estimate was come up with after the working drawings or he asked if this is after they already had gone through VE. Ken Biega referred to Page 1 of this and he said the first column is what is referred to as the working column estimate. VE and possible alternates totaling \$3,700,000.00+ has been "plugged in there". An estimate is broken into two major parts when it is done. There are the construction costs and the soft cost items. He showed them where the square footage for the building is on this, as well as the unit cost per square foot. There is also the working drawing estimate, which is the CD estimate. These are the drawings that will go on the street. He then referred to the DD drawings, the drawing estimate and the variance between the two of those. He explained that the backup attached to this has the same breakdown all the way through and the different divisions going all the way through on this estimate.

Ken Biega said they saw the big switch. The big change was in the new addition and the renovation number after they did the estimate for the working drawings. He said they went back and forth as to what modifications they could make to this and whether this would be alternates or whether it would be VE. O & G Industries, Inc. worked with Friar Associates. They came up with approximately \$3,700,000.00 worth of possible VE items and of alternates. He told the Government Operations Committee and the Board of Education Facilities Committee that these items still have to be accepted by them. This number will keep going up and down. They will continue looking to see if they can find anything else. He told them that they might come up with other ideas or other solutions. He explained to them that they want to keep increasing this number upwards. He mentioned that they are feeling comfortable right now with regards to how the ed specs haven't really been affected. He told everyone that the alternates and the VE are on a sheet that is in the back of this estimate.

Ken Biega referred to the soft cost items. The total project cost with the VE is now \$47,505,000.00 and the referendum amount was \$44,955,000.00. There is an overage of roughly \$2,500,000.00. He told them that this would be if they were to accept all of the alternates. Councilor Tim Moriarty confirmed with Ken Biega when he said "accept" that it means going forward with these. Ken Biega said this means they would be going forward with the suggestions that they have gone back and forth with. A big one is the whole front parking lot of RHHS. Councilor Tim Moriarty said right. Ken Biega said this would be keeping it in the configuration it is in and he explained some more. He said they are talking about some major changes. He explained that they want to do some additional investigation on that parking lot, especially because Dr. Welte, is concerned about the base that is there. Ken Biega said this might force them to look at other options on this.

Jennifer Allison told Ken Biega that she is assuming that this number will continue to rise if they don't accept all of the alternates. Ken Biega said yes and he said the \$2,500,000.00 will continue to rise.

Ken Biega told Chairwoman Nadine Bell and Chairman Brian Dillon that he didn't know if this was the meeting where they wanted to walk through all of the detail of the estimate or who they are going to leave this to. Ken Biega said they have gone through this numerous times. He knows that the Public Buildings Commission is going to want to get into details because there are some technical people on that Commission.

Chairman Brian Dillon said he guesses that one of his bigger concerns is them talking about the fact that they have essentially seen a 15% increase from September 2013 through March 2014 on the overall cost of the construction (the estimate). He isn't sure how they got here and he told Ken Biega that he would like for him to tell them how they got there so that they can understand this better. Chairman Brian Dillon said he is amazed that they are seeing a 15% increase in the cost of the construction on this project over this time.

Ken Biega said their biggest question when they looked at the project is how they went from the DD estimate being \$6,000.00 within budget to a huge swing now over the budget. He said his estimators were asked to come back and they did a Variance Report (draft) from the DD estimate to the working drawing estimate. He said that he had this data and he told everyone that he could

give this to them this evening too. He told them though that if he got them this data that it won't change the problem they have. The electrical number went up \$1,400,000.00. He explained that they are talking about "big chunks" and they tried to look at this with Friar Associates to see why they had such big changes. He told them that this Variance Report could be handed out and they could go through this. Chairman Brian Dillon said he would at least like to see this so that they can see where these numbers are coming from. Lorel Purcell handed this report out.

Ken Biega told Chairman Brian Dillon that this is a summary of the breakdown. Ken Biega said they have the details, which they could get to them too. There is a detail takeoff for each of the items. He explained that when they had met with Friar Associates that they looked at where there were big changes (i.e. the renovation or the electrical, etc.). They looked at the big numbers and the big swings that they had.

Chairman Brian Dillon referred to Item P. (HVAC system) on this report. He told Ken Biega that he knew that both O & G Industries, Inc. and Friar Associates had spent a lot of time talking with the Public Buildings Commission about the benefits of the chilled beam system and whether or not they should go forward with it. Chairman Brian Dillon said they are sitting there now being almost \$800,000.00 off in the estimate after they had spent all of that time to vet that out. Ken Biega said that is correct. Chairman Brian Dillon said he is surprised that this is a concern with the estimate because this had been on the table for some time. Ken Biega said it was. He referred to how he had talked about how the drawings are priced. He mentioned again that this is taken as a separate project. They estimate this out or they would get influenced by their previous estimate otherwise. He mentioned to Brian Dillon that the problems are identified this way and dealt with before they go out to bid. Ken Biega said they question what they have to do versus having a "sticker shock" when the bids are opened. He explained some more. He mentioned that there is an estimate contingency in this for this protection. They can only make so many assumptions but he said if they look at what they have in the documents that this is more than what they could have figured.

Councilor Tim Moriarty asked if the same escalation number and the same contingency are still being worked with. Ken Biega said this dropped down. They are carrying \$360,000.00 for the escalation right now and there is another \$360,000.00 for the estimate contingency. There is roughly about \$700,000.00 in these contingencies. This is a CM contingency of \$1,200,000.00 and there is an owner's contingency of \$1,000,000.00. They have these contingencies but he told them that they don't touch these. Councilor Tim Moriarty told Ken Biega that he was going to ask him a question that he might not have the information for so he told him not to give the answer until he could get it. Councilor Tim Moriarty asked Ken Biega how much the scope of this project has changed since the beginning when they had gone out to referendum. Ken Biega said there have been some changes. They didn't have the bus loop in the back of RHHS and the size of the addition is bigger, etc. He said this has changed in that perspective but he said they kind of have to live with what they have right now or they would have to come back to redesign the whole thing otherwise.

Chairman Brian Dillon said very little has changed from the working drawings from the Board of Education's perspective. He said he wanted to be clear that very little has changed from the estimate that had been done in March. The Board of Education had approved an ed spec and

nothing has been revised to that. These drawings have been continuously vetted through the process and these are consistent with the ed spec. From the Board of Education's perspective, nothing has really changed with regards to the scope of this project. Ken Biega said these haven't from the Board of Education's perspective because their ed specs didn't state if there was going to be the bus loop in the front or the bus loop in the back but there has been a change project wise, as well as cost wise. Chairman Brian Dillon agreed. Ken Biega said he understands and the scope of this project hasn't changed ed specs' wise but it has from the project scope. Chairman Brian Dillon said things have changed from constructability. They are still calling for an all-purpose room, etc. but they didn't spell out in the ed specs the location or size of these rooms. Ken Biega said there are other issues that grew from the referendum and he told Councilor Tim Moriarty that this could be laid out too if he wanted. Ken Biega said he had just been basing this off of the DD but this could be listed off (cumulatively) from the referendum. Councilor Tim Moriarty asked if there were any changes in the finishes, etc. that escalated the prices (i.e. fume hoods and countertops in the chemistry labs, etc.). Ken Biega said there really weren't any changes in the chemistry labs but there were some cabinetry changes and the cabinetry numbers went up. Chairman Brian Dillon mentioned something about the finishes not changing since the first estimate was done on the project. Ken Biega said there have been some changes because they had carried the square footage but he said they can get more exact numbers now that they know what type of ceiling tile there is and what type of carpet. Chairman Brian Dillon said the numbers are going to be refined and Ken Biega said yes.

Ken Biega told the members of the Government Operations Committee and the Board of Education Facilities Committee that some different ideas have been come up with, with regards to what they are thinking can take place. He said that maybe the Public Buildings Commission can be sat down with to go through the VE items to have them vet these out and then bring them back to the Government Operations Committee and to the Board of Education Facilities Committee to look at them to see what they agreed upon.

Councilor Tim Moriarty said that Mayor Vassel and the Town Council will ultimately be responsible for the money end of this and the Board of Education will be responsible for the ed specs' end of this. Chairman Brian Dillon said right. Councilor Tim Moriarty said if they (the Board of Education) don't approve the construction then the Town won't get the reimbursement. He said this is kind of a "Catch 22" here. He said from him sitting on the Public Buildings Commission in the past that he knows how hard it is to understand that sometimes they can't do some of the things that they want to do because some of this is limited due to the money and some of this is because of the State Statutes.

Chairwoman Nadine Bell said she wanted to open this up to the Public Buildings Commission members who were out in the audience before they jumped ahead to what some of the possible alternatives or solutions are. She said that maybe they could see if those Commission members had any questions and then they could go forward. Councilor Tim Moriarty said that would be fine.

Town Manager Barbara Gilbert asked if she could please ask one question. Chairwoman Nadine Bell said sure. Town Manager Barbara Gilbert asked Ken Biega when they had gone back to review these estimates compared to their estimate last September, if they had looked at bids they

are currently receiving as they did some of those estimates. Ken Biega said yes and he said they are seeing an increased cost in the overall bidding square foot cost throughout other projects in the State. Town Manager Barbara Gilbert asked Ken Biega if this was in one particular area such as MEP (mechanical, electrical, plumbing). Ken Biega said the MEPs have gone up and this is where they are seeing the biggest impact. Town Manager Barbara Gilbert said okay. Councilor Tim Moriarty told them that he thinks if they go back to look at some of the school renovation projects over the last couple of years that almost every one of those came in over budget and they had to go back to do VE. This happened in Wethersfield and in Berlin. Ken Biega said this had happened in Meriden and North Haven went out to ask for an additional \$20,000,000.00. Councilor Tim Moriarty questioned as to whether this surprises him and he said that it honestly doesn't because of what he has seen in other Towns. He said he doesn't have the answer and he doesn't think that anyone does because this is happening everywhere. He said one thing is that work is picking up and he mentioned that they will see numbers going up. He then referred to materials. Copper is supposed to be coming down in price but he said he will believe it when he sees it. There will be supply and demand if construction comes back. Some of the things are out of their control.

Chairwoman Nadine Bell asked if there were any other questions at the Council table before she opened this discussion up. Chairman Brian Dillon told Chairwoman Nadine Bell to ask the members of the Public Buildings Commission if they had any questions and he said they could come back to the Government Operations Committee and the Board of Education Facilities Committee afterwards. Chairwoman Nadine Bell asked the members of the Public Buildings Commission, the Board of Education members and the Councilors who were in the audience if they had any questions. Bryan Addy (Chairman of the Public Buildings Commission) said he has a concern with the allowances and the contingencies that he is seeing here. The contingency dropped down to 3.5% for contingency allowances. He said they are more over budget than what they are showing. He explained that it is easy to move numbers around but they need a full 5% on their CM contingency. He mentioned that \$190,000.00 was taken off of the phasing allowance but he thinks this should stay. He is just concerned that they may be more over than what is being shown.

Ken Biega told Bryan Addy that he was going to touch on the contingency. Ken Biega said because this is a CM contingency that this is the contingency that they would lock in to give them a maximum guaranteed price on this project. They will take the 5% and they will move the money down to the owner's contingency to cover items that are outside the scope of the project. He told Bryan Addy that this is why there is \$1,000,000.00 there. Ken Biega then referred to the phasing and he told Bryan Addy if the estimate difference is looked at that some of the phasing money is being carried in their MEP number. Ken Biega said they didn't want to double dip and carry this in both spots so the phasing on the front page has been reduced down. The phasing being seen on the front page is more to have the temporary classrooms built out in the all-purpose room. He explained that they are trying to save money and that this isn't them moving money around. He mentioned that this isn't a pleasant experience coming back to all of them.

Frank Morse (Chairman of the Board of Education) said one of his big concerns is that they have always been at 21,904 square feet for the new construction and they are going up 35% now all of a sudden on this. He mentioned again how nothing has really changed on what the Board of

Education did back in September 2013. He understands that prices are escalating but 35% is a big bump because the addition is a smaller one of 22,000 square feet if this is rounded up. He asked Ken Biega if he could explain how this could be off by 35%. Ken Biega told Frank Morse that he will ask the estimators to break this out with regards to the new construction and the renovation so that he could have a detail on this. Ken Biega said the Variance Report was just an overall summary. He said he would get this breakdown for them. Frank Morse referred to all of the presentations that they had sat through. There is light, medium and heavy renovation. He said the building is still 147,000 square feet but they are going up 22% there also so there are big numbers and he asked why. He said he could see the variance sheets but he thinks that he really wants to see details because he has heard this speech. Ken Biega said he has heard it many times too and he told them that he thinks they all got sick of hearing it. Frank Morse thinks they are near the heavy renovation costs now. Ken Biega said that is correct and he said they are. He mentioned again that he will get a breakdown of this in detail.

Chairwoman Nadine Bell asked if there were any other questions before they moved on. Chairman Brian Dillon told them that they all had gotten a memo that was dated March 13, 2014 from O & G Industries, Inc. to Friar Associates with regards to comments in the plans. There are 156 comments and he was trying to understand why a lot of these hadn't been picked up earlier in the design phase (i.e. stockpile locations and catch basin sizes, etc.). Ken Biega said when Lorel Purcell gets the final set of documents then she will do her review. They have to wait until they get the final set because Mike Sorano is still adding notes and details in the DD. Ken Biega said they get the final set and the constructability comments are given to Mike Sorano so that he can correct these. Mike Sorano then gets Redi-Check to do a review and he will also get comments back from BSF, as well as from the members of the Public Buildings Commission. Mike Sorano will take all of these comments to make sure that he captures them all. Ken Biega said this is just part of the process on how that is all done. Chairman Brian Dillon guesses that he is surprised that some of these are on the documents at this time if O & G Industries, Inc. and Friar Associates were working together so much during the design process. He really thinks these things should have been picked up earlier. He said these are simple baseline comments about the drawings. Ken Biega said the only set they run is the DD one. The DD set doesn't have a lot of details and then they get the working drawings, which have details. Constant sets aren't being run to look at and review because they wait until they get the final set. He said when they have meetings with Friar Associates, they say they are doing "this, this and this" but they aren't going through the final details.

Chairman Brian Dillon said he still has some concerns about the estimate as to where they are with this. They are talking about all of the escalation on one hand but the numbers for West Hill School were very good for that project. It was a smaller project but the numbers held up very well. Ken Biega said that is a great thing and Chairman Brian Dillon said it is a good thing. Chairman Brian Dillon said he really had to put on the table whether it is worth having another independent estimate done before they start spending a lot of energy and time in starting to value engineer the RHHS project out. He said this could be through Friar Associates hiring another consultant to just look at this project because he would hate to put all of this effort into value engineering this project and then finding out that there is a difference of opinion as to what the estimate is. Ken Biega said they should bid this out right now and he asked why they should spend money to have an estimate done. Chairman Brian Dillon said they are still in the working

period with the State so they still have time. Ken Biega said they are getting close to having review comments coming back from the State. He thinks it is April 9, 2014 when the comments will come back. He said this will come to the point where they will look at whether they will spend money for an independent estimator to price this out versus them getting the hard numbers. Chairman Brian Dillon said they will then be paying for change orders to have all of these things added back in. Councilor Tim Moriarty said they aren't into a contract yet. Chairman Brian Dillon said he was talking about the fact that they aren't going to make up all of these numbers in bidding the project out with what they have there. He said they aren't going to make up this gap. Ken Biega said he would also be extremely surprised if they are going to be able to make this up. He told them if they get another cost estimate that would be fine. He then referred to the estimator coming back and saying the numbers are or aren't correct versus them just bidding this out and "testing the water". Chairman Brian Dillon said he isn't on the Town Council but he doesn't know if there is "an appetite" to bid this project out with a delta this big.

Councilor Tim Moriarty said he had two issues. He hates the words "value engineering" because this is just an easy way out after the fact. He referred to what Chairman Brian Dillon said with regards to hiring an independent firm to come up with an estimate. Councilor Tim Moriarty gave an example of him being Firm "X" and he gets to bid. He said this is good and he asks to be paid. He told them that they won't know what they are getting because no effort could be put into this but the firm will get the money. He likes the idea of bidding this out to see what is out there. He said \$2,000,000.00+ is a lot of money and he thinks some things are going to have to come out of the project. People aren't going to like this but the bottom line is that the only way they are going to lower the number is to take things out. Ken Biega said Councilor Tim Moriarty is correct and they possibly will have to look back at the ed specs.

Chairman Brian Dillon said they are short approximately \$7,000,000.00 without the VE. Ken Biega said this is \$6,500,000.00. Chairman Brian Dillon said they aren't going to make this up. Ken Biega said they are assuming that they are going to accept some of the VE and some of those items. They will have to go through this list in detail but he feels comfortable that they will accept some of these things. Councilor Tim Moriarty said they can't change the ed specs right now. Chairman Brian Dillon said that is correct and that would be a whole other process. Councilor Tim Moriarty said they still have to have this where the State is going to say okay to it. Chairman Brian Dillon said that is absolutely true and they would have to start going back through the process. Councilor Tim Moriarty said they would be out two years and the more escalation they will have, the longer anything takes. Wage rates will go up for the prevailing rate and the material rates will go up. Councilor Tim Moriarty said they are going to have to sit down and the only way around this is that they are going to have to start cutting. Chairman Brian Dillon said he agrees and they will have to sit down but he personally would like to have another estimate done while they are going through the process. The VE will take time in itself. Councilor Tim Moriarty asked what this would cost them. Ken Biega said probably \$40,000.00 to \$50,000.00 because this would be a detailed and full-blown estimate. Chairman Brian Dillon asked Ken Biega if they could do this for \$15,000.00 to \$20,000.00 if they just checked his numbers. Ken Biega said they have them check the quantities but he said they had this done already. He said they have had other masons. They can give them the quantities and have them plug their units in. He said they almost want to do a takeoff on the drawings. He told them whatever they want to do is not a problem and he said it wouldn't be hard to do if they want to

give quantities out because they would just hide the numbers. Chairman Brian Dillon said this is a big number and it is a big change in five months. This is a concern. Ken Biega said this is huge.

Councilor Tim Moriarty asked about if the addition wasn't to be masonry. Ken Biega asked Councilor Tim Moriarty if he was thinking about sheetrock. Councilor Tim Moriarty said they could go to a panel system but if asked if this would be durable enough on the back of the RHHS because it would be near the ball fields. He then said they could have masonry block coming up halfway and the rest could be paneled. There are numbers that they can look at. Chairman Brian Dillon said these would all become design changes so these would end up back at the State because this would be a structural issue now. Councilor Tim Moriarty said not necessarily. Chairman Brian Dillon said a different set of plans would be stamped that would have to go to the State. Ken Biega said they will go back to the State with addenda and they could look at these things. Councilor Tim Moriarty said masonry is a big number. Chairman Brian Dillon agreed.

Mike Sorano said the trick is to get all of these ideas into the documents before they get bid because they will be getting less money after the bidder has the contract. Chairman Brian Dillon said in just talking about the estimate again that the big numbers were with regards to some of the interior renovation areas, the HVAC and the electrical. He said this is half of this so maybe they could have someone price out this scope to see whether or not they are there. Councilor Tim Moriarty said they have to have a high performance building so they have to make sure that they stick to that so they can't cut this out. He said also that these are things that will save the Town money down the road with regards to their heating bill and electrical one. Chairman Brian Dillon said maybe they can get a handle on the changes for those prices. This would be making up half of what their delta is there. Ken Biega said they can have Mike Sorano use one of his estimating firms that he uses to have them run the numbers on this. Ken Biega said this wouldn't be a problem. Chairman Brian Dillon said they could do those in detail versus just having the quantities done. Ken Biega said he would love it if they come back and say they are way off. Councilor Tim Moriarty said if they spend \$40,000.00 to make up \$7,000,000.00 that he would do this all day long.

Chairwoman Nadine Bell asked what the cost would be to do the limited scope. Ken Biega said he didn't want to commit to that but he thought it would be a lot less to have something like that done.

Jennifer Allison told Ken Biega that she was going to be honest and she said that this was a lot to digest this evening. Jennifer Allison thinks there are a lot of questions that are still out there. She told Ken Biega that he keeps saying that he is going to get them the information and that he is going to do this, as well as that. Jennifer Allison asked Ken Biega when he is going to do this because they are three months away until construction. Jennifer Allison said this is her biggest thing. She then said that Mike Sorano has approximately 165 comments that he has to deal with so she wanted to know when those are going to be dealt with as well. Jennifer Allison wanted to know timeframes because she said they are really cutting this close now.

Ken Biega said they had a schedule (draft). This was passed out at this time by Lorel Purcell. Ken Biega referred to Item 082 (Approve Value Engineering Revisions) on this. A milestone date of April 7, 2014 has been put for this with regards to them having the approval and the review by the Town to have this moved forward. Mike Sorano will then incorporate the changes into the documents from April 8, 2014 to May 19, 2014. He will be revising the documents per Redi-Check, the BSF review and the OSF review too. The abatement will be bid on June 17, 2014 through July 11, 2014. The other packages will be bid June 24, 2014 through August 5, 2014. The abatement will actually be started on July 21, 2014 and this will go through August 5, 2014.

Chairwoman Nadine Bell asked Ken Biega if he was saying that they have one week to approve the VE revisions. Ken Biega said there will be some simple ones that will be easy changes. The alternates will be the ones where there will be larger discussions. He said that Mike Sorano knows that he won't get approval on everything so that is why he will have quite a bit of time to redesign and redraw these things. Ken Biega said there may be some issues where they will have to go back to them to get some information on certain things while they will agree on other things so the changes can just be made. Chairwoman Nadine Bell said this seems really aggressive given the fact that they have a lot of additional information that they still need to obtain. She doesn't think the date (April 7, 2014) is a doable one and she told Councilor Tim Moriarty that he would know better than she does. Councilor Tim Moriarty said they are going to be "in crunch time" no matter where they are, especially with everything else that is going on. Chairwoman Nadine Bell said this is one week. Councilor Tim Moriarty said the only way this is going to work is that they are going to have weeks where they are going to have to have two to three meetings per week. They are going to have to decide what they are going to do. The only way this schedule is going to work is if they make a decision here he said otherwise nothing will go forward. He mentioned that this is all contingent upon them saying what they are going to do or what they aren't going to do. The quicker the schedule will be, the quicker they do this. He thinks that they need to have a list of everything that has been added since the original scope when they had gone out to referendum. They have the list for VE. He thinks they will need a set of working drawings. He also told Ken Biega and Mike Sorano that he thinks that people will have to sit in a room along with them because they have the numbers. Councilor Tim Moriarty said some things may be less reimbursable and he mentioned that they won't want to pull something out if they are getting a good reimbursable number on it. Anything with regards to the building code or ADA can't come out either.

Chairman Brian Dillon told Councilor Tim Moriarty that he would differ a little bit on this. Chairman Brian Dillon said he would be more inclined as a first step for them to have Mike Sorano pull out the things that can be removed easily and enhanced by the Board of Education at some time in the future. The Board of Education or the Town can ultimately go back and do things like the tackboards and the cabinets, etc. in the future. These things really don't harm the shell or the core of the project. He said some of the concerns he has are changing the masonry walls to gypsum or things like that. He thinks those changes are more permanent ones that they are never going to be able to fix down the road or enhance. Councilor Tim Moriarty said they wouldn't do that. Chairman Brian Dillon referred to the cabinets and corkboards again. He thinks there is probably \$500,000.00 or \$600,000.00 worth of things like that which have been

identified already that can easily be taken out today and enhanced in the future. They can also work on the estimate to see where they are with the MEPs and the HVAC.

Mike Sorano said Chairman Brian Dillon was actually right. Mike Sorano referred to Page 37 of the estimate and he said this is what he is calling “low hanging fruit”. These are things that they might not even have seen in discussion because these don’t affect the ed spec one way or another. These are enhancements that they had put in the drawings that they can easily back down on. Some of these are debatable but he told them that if they took out the whole Page 37 that this wouldn’t affect the ed spec. This is worth \$1,000,000.00. He then referred to Page 38 and he said some of that doesn’t affect the ed spec at all. These are things that were asked for in meetings or things that they think a standard high school should have. These are called add alternates. These systems have been designed already (i.e. AV system, Natatorium and the cafeteria, etc.). These have all been drawn up and these are in the documents that have been priced out. They felt that these don’t have a “stinging effect” on the ed spec so they are going to bid these but bid them in a way that if the bids come in low then these could be added in piece by piece. He gave more details. He explained that this is a strategy where they might not lose these if the bidding climate is good. He thought these items were important enough to not just be in the first VE list which they were going to take out. These items are actually what they are going to bid and put on the bid sheet. He then referred to Page 39 and he said these are things that they felt they didn’t want to even add into the add alternate list unless they are directed to do so. He spoke about the first thing on this page which is the fiber optic line that connects RHHS to Griswold Middle School. This was never in the original ed spec. This fiber optic line is not big enough to carry the information to the upgrades that they will be doing to Griswold Middle School this summer. This fiber optic line will have to be replaced in order for them to do this. The fiber optic line connects to where the addition will be put on RHHS. They are trying to get this reimbursed so they put it into the drawing. This wasn’t in the ed spec but he said they designed this for them and put it in the document. They don’t want to take it out of the document now. He told them that they can put this in as an alternate or they can get more money to pay for it. He then referred to touch pads in the Natatorium and gave some more details about these. He said the lists were put together based upon the estimate that was received from O & G Industries, Inc.

Mike Sorano said he wanted to answer the question that had been asked with regards to what the changes are that were made from the ed spec to now. He said this list is a big thumbnail one so that they could get an idea of where they went. The replacement of the parking lot in the front of RHHS wasn’t in the original ed spec. It was just going to be capped and modifications were going to be made to it to make it accessible. The reason they decided to replace this is because test borings were done. The parking lot will crack again if it is just capped. The whole parking lot will have to be pulled up and ten inches of stone will have to be added then the parking lot will have to be put down. They decided to give them a better front parking lot because they had to spend this money. The new bus turnaround is another thing. There is also extra security from SecureWatch 24 in this package that they hadn’t anticipated originally. He mentioned the concession building and the outdoor toilets. There is an electrical room outside the building so that they can phase the project to save money on this. This wasn’t originally anticipated. He referred to a pole relocation that is being requested by the Fire Marshal. He then mentioned the reconfiguring of the lower level of RHHS to accommodate phasing. Those rooms were just

going to be left in their same position originally but they decided to move the woodworking shop to the other side so that the project could be phased. The food service equipment was budgeted at \$250,000.00 but it came in at \$600,000.00 because everything will be replaced. For the woodshop equipment, they hadn't anticipated the level and the dust collection. There is a walk-in spray booth and a walk-in dust collection system that weren't originally anticipated. The sprinklers in the ceiling above the auditorium are a request by the Fire Marshal. There are additional stormwater requirements by the Department of Energy and Environmental Protection which had come in after they had gone to referendum. These are some of the bigger ticket items that weren't anticipated originally. He said they did their best to get these into the cost estimate so this is where they came up with the strategy of putting an extensive list of add alternates together that normally wouldn't be there.

Mike Sorano told them that he was upset just like they were when he had seen the update to the estimate. The costs for this project are the overall project cost and the cost to the Town of Rocky Hill. He thinks that they need to have an additional discussion about State reimbursement and how that all works as well when they are discussing the cost overage.

Chairman Brian Dillon said all of these items were in the September 2013 plans that the estimate was based on. Mike Sorano said most of these were. Chairman Brian Dillon said they had talked a long time ago about the cafeteria, etc. Mike Sorano said he wasn't talking about the changes from September 2013 to now but he was talking about the changes from the ed spec to now. Chairman Brian Dillon said even some of those were at the end of the ed spec like the cafeteria, etc. that was part of the ed specs being approved. Mike Sorano said yes.

Councilor Tim Moriarty asked how they made out with the roof pitch and if it was changed because they had thought that they could save some money there. Mike Sorano said they aren't required to meet that anymore so that is gone. This is already anticipated in the cost.

Chairwoman Nadine Bell asked where they go from here. Chairman Brian Dillon thought that Mike Sorano had made a great point about changing or seeing what they can do about the State reimbursement. Chairman Brian Dillon thinks this is a Town Council issue obviously. He also recommended that they get a price from one of Friar Associates' subconsultants to look at the estimate. He told them to attack the bigger items where they have seen the change and have some of those re-priced. He said lastly that they can look at the "low hanging fruit". These are the things that they know they can take out today and that won't affect the ed spec. He mentioned again how these can be enhanced in the future by the Town Council or by the Board of Education. He thinks this should be their first step and he said this is the best approach.

Mike Sorano said this is coming in "late in the game" but it isn't an abnormal process where they design this and get a price. They then work through this until they get to a location where they are. He said this is similar to the fact that he reaches out to everybody to give comments to him on the drawings and then he cleans them all up. He told them that three-quarters of those have been fixed on there already.

Chairwoman Nadine Bell asked Mike Sorano when he thought he could get a price estimate. Mike Sorano said he would solicit prices tomorrow and get this back to them as soon as he could.

Councilor Tim Moriarty thinks they need to go in a couple of different directions here in case one fails. One of these is with regards to if they get more State reimbursement but he said they don't want to wait for the answer for this without doing the other things. Chairwoman Nadine Bell said she absolutely agrees and Chairman Brian Dillon said absolutely. Councilor Tim Moriarty said if they have three different scenarios and if they can somehow bring this in under budget then that is what they have to do. He doesn't think they will be getting money from the State. He then referred to how this isn't like Wethersfield where they had a hazardous waste issue.

Loel Purcell then referred to the Space Waiver Analysis (draft). There are four columns on this. The first column "(A)" is the referendum estimate. All of the construction costs are on the first page and the owner's soft costs are on the second page. The estimated net cost to Rocky Hill is the net cost to the Town after reimbursement from the State. This had been on the estimate that had gone to the State when they first were getting approval on their funding. The State reimbursement being anticipated was \$16,405,500.00. This was at referendum.

Loel Purcell said column "(B)" is where they are today with the working drawing estimates. These are the numbers from the estimate that was handed out this evening. The total project costs are \$51,475,623.00.

Loel Purcell said they will be getting a penalty because RHHS is oversized. The square footage is over what is allowed for their particular school building. This is based on the number of students they have for enrollment. They are getting a hit of \$2,500,000.00 because of the overage of their building at the time of referendum. They have the ability to get a full space standard waiver. There is a whole process involved with this and it requires legislative interaction. This happens quite often with projects that are oversized. She mentioned that they have the auditorium and the pool so they have the ability to have the State look favorably on this. She said the next three columns on the Space Waiver Analysis show them what would happen if they were to get the space waiver. The full space waiver means that they won't get penalized on their building being oversized. She said with the working drawing estimate that the cost to the Town would be \$29,851,151.00.

Loel Purcell said the third column "(C)" on the Space Waiver Analysis would be taking the maximum VE that has been identified. The cost to Rocky Hill would be \$27,575,410.00 and this would be less than what had been at referendum.

Loel Purcell said the final column "(D)" on the Space Waiver Analysis would be with some VE. This is called "Minimum Required VE". On Page 1, she said this value is \$2,144,414.00. With the full space waiver, this will get them to roughly what the cost to the Town would be at referendum. She told them that the idea with this is that they might not accept all of the VE that is being suggested but if they can accept the minimum that is on this sheet at least and they get the full space waiver from an "out of pocket" expense to the Town then this would be the same

as where they were at Referendum. Councilor Tim Moriarty said their total costs will be more than what the referendum was. Lorel Purcell said that is correct. The total project costs would be \$49,204,841.00. Councilor Tim Moriarty said they would have to go back to referendum. Town Manager Barbara Gilbert said if they go over at all that they would have to go back to the voters according to the way the referendum question is written. Councilor Tim Moriarty said this is even though they aren't spending any more of their money. Chairman Brian Dillon asked if this is the Town share or the total project cost. He mentioned how the total project could be different because they are going to get reimbursement. Town Manager Barbara Gilbert said the Town's funds have to be expended first and they can't expend more than \$44,000,000.00 in bonding. They don't have the authority to further bond even if they are getting reimbursed for more. Chairman Brian Dillon said this is a cash flow issue.

Chairwoman Nadine Bell told the members of the Government Operations Committee and the Board of Education Facilities Committee that she had just passed out to them copies of the Resolution that was used for the referendum. Town Manager Barbara Gilbert said that is very crucial.

Chairwoman Nadine Bell told Ken Biega, Lorel Purcell and Mike Sorano that she was assuming they would be able to stay for the Town Council meeting this evening and they said yes.

Town Manager Barbara Gilbert said she could ask Bond Counsel if the reimbursement comes in as the project is progressing if this would allow them to go over. She said that she could almost say for sure that Bond Counsel is going to say no but she said they can always ask. Councilor Tim Moriarty said he thinks this is a question they need to know about. Chairwoman Nadine Bell thinks they need to absolutely get an answer on that. Town Manager Barbara Gilbert said she and Finance Director John Mehr will get a conference call into Bond Counsel tomorrow. Chairwoman Nadine Bell said okay. Councilor Tim Moriarty asked what the timeframe will be if they take action at the Town Council meeting with regards to going to the State. Town Manager Barbara Gilbert said this will be very limited because it will have to be tacked on to certain legislation. She isn't sure if time is left for submitting bills. The legislature is due to wrap up sometime in May. The timeframe is very short. She said if they want to get anything to the legislature that they would have to get it to them "yesterday". Chairwoman Nadine Bell said she thinks they would have to do all of this "yesterday" unfortunately.

Chairwoman Nadine Bell said they will act on this at the Town Council meeting and they are going to get estimates on the estimates as soon as possible. Chairman Brian Dillon told Mike Sorano that he will get a proposal from one of his subconsultants. Councilor Tim Moriarty thinks with that number that they will also need to know exactly what they are going to be doing. They need detail so that they will know what is happening. Chairman Brian Dillon said they talked about a full bid estimate of the three areas where they are seeing a big increase (MEPs, HVAC and masonry).

Chairwoman Nadine Bell asked if there were any other questions or comments. Frank Morse referred to all of the documents that had been handed out this evening. He asked if there was anything in these that would give bidders undue or unfair advantages in bidding the job. He explained some more. Ken Biega said shame on someone if they are going to base this off their

quantities because they should do their own takeoff. Town Manager Barbara Gilbert said draft documents aren't releasable under FOI.

V. ADJOURN

Councilor Tim Moriarty made a motion to adjourn the Government Operations Committee meeting at 6:56 p.m. The motion was seconded by Chairwoman Nadine Bell and adopted unanimously by those present. (Councilor Guy Drapeau was absent.)

Chairman Brian Dillon made a motion to adjourn the BOE Facilities Committee meeting at 6:58 p.m. The motion was seconded by Jennifer Allison and adopted unanimously by those present. (Rene (Skip) Rivard was absent.)

Respectfully submitted,

Jo-Anne Booth
Recording Secretary